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RE REGULATORY RECORD

# RERA Document

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Published for reference. The authority's own register is the operative record.

Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

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DIGITALLY VERIFIED RECORD

**Form-5**

**Certificate by Licensed Surveyor**

**Address of the Project** : S.F.No. 83/1B2, Balajangamanahalli Village, Balajangamanahalli Panchayat, Nallampalli Panchayat Union, Nallampalli Taluk and Dharmapuri District, Tamilnadu.

**Promotor Details** : **Mr.M.Shiva S/o. Mr.Mallaiyagounder,** **Date : 19.05.2026**
D.No. 4/25,
Balajangamanahalli Village & Post,
Nallampalli Taluk,
Dharmapuri District.
95380 90040.

**Subject** : Certificate for "**SHIVA CITY" -** Residential Layout Complection

**Ref** : Dtcp Office Approved ROC.No. 6JJ6W750/2024/TCP, dt. 26.04.2024.
Panchayat Office Approved ROC.No. 01/Balajangamanahalli/2025 dt. 11.11.2025.

**Sir,**

I, **Er. M. Vadivel** having **License No.01/2023, dt. 03.02.2023. This Registration is Valid Upto 02.02.2028,** had undertaken assignment as an Licensed Surveyor for the assessment and verification of development of work done at S.F. No. 83/1B2, Balajangamanahalli Village, Balajangamanahalli Panchayat, Nallampalli Panchayat Union, Nallampalli Taluk and Dharmapuri District, Tamilnadu. Demarcated by its boundaries Latitude : 12.065312N, Longitude : 78.081275E, to the North - Vacant land , to the South -Panchayat Tar road, to the East - Vacant land , to the West - Vacant land in Balajangamanahalli Panchayat, Nallampalli Panchayat Union, Nallampalli Taluk and Dharmapuri District, Tamilnadu. measuring 8132.00 sq.mts. Being developed by Promotors.

Based on site inspection carried out by me with respect to each of the plot(s) of the aforesaid Layout Project, I certify that as on date of this certificate, the project has been developed and completed in all respects as per the Plotting layout plan sanctioned by DTCP, Dharmapuri vide Planning Permission layout No.35/2024 in Lr R.C.No. 6JJ6W750/2024/TCP, dt. 26.04.2024 & Panchayat Approved layout Lr R.C.No. 01/Balajangamanahalli/2025 dt. 11.11.2025.

The dtcp subdivision layout approved site, so there is no develop on this site.

**Thanking you.,**

**Yours Faithfully,**

19/05/2026

Er. M.Vadivel, ME(Struct), AMIE, C.Eng(I), MISTE, AIV, MICI, MISSE, MICA,
Consulting Civil Engineer. Chartered Engineer.
TN. Govt. Registered Professional of DTCP.
R.E-II-01/2023, R.S.E.-II-21/2020, R.C.E-27/2020, R.D. 86/2020
R.E.(G-3), DMC No. 037/LS/2019/00004, CCMC No. 004/2021
DMV CONSTRUCTION,
# 19/17, Annamalai Street, Near Municipality Office
Dharmapuri-636701. Cell: 8122 181 282, 9443 10[illegible]
[illegible]dmvconstruction.dp@gmail[illegible]

DTCP

DPI

**District Town and Country Planning,**
**Appavu Nagar, 83 Pidamaneri Road, Dharmapuri.**
**Phone: 04342 260 399, Email: dpirdd@gmail.com**

## PROFESSIONAL REGISTRATION CERTIFICATE

This is to Certify that Thiru.M.Vadivel has enrolled as Registered Engineers -(RE)/Grade-II with District Town and Country Planning, Dharmapuri **(DTCP)**who has the qualification of B.E.,Civil and experience in the relevant field for 05 years

He has been given the Registration No: **01/2023 Registered Engineers-(RE)/ Grade-II / *Dharmapuri*** on 03.02.2023. He shall be required to comply with the duties and responsibilities prescribed by the Government of Tamil Nadu in Part V, "***Registration of Professionals***", Tamil Nadu Combined Development and Building Rules 2019 approved vide G.O .(MS) No:18, MAWS (MA1) Dept, Dated: 04.02.2019.

This Registration is valid upto 02.02.2028



3 FEB 2023

3/2/2023

**Assistant Director**
**District Town and Country Planning,**
**Dharmapuri District.**

3/2/23

THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

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# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.